

HILLSBOROUGH

Chagford, Devon



A SPACIOUS AND BEAUTIFULLY RENOVATED FAMILY HOUSE IN THE HEART OF CHAGFORD

Summary of accommodation

Ground Floor: Reception hall | Cloakroom | Boot room | Drawing room | Sitting room | Living room/playroom
Kitchen/breakfast/dining/family room | Utility room

First Floor: Principal bedroom/bathroom suite | Guest bedroom/shower room suite
Four further bedrooms | Two bathrooms

Outside: Parking | Carport and garden stores | Workshop and studio | Front and rear gardens with terraces

In all about 0.28 acres

Distances: A30 4.5 miles, Moretonhampstead 4.5 miles, Okehampton 12 miles, Exeter 21 miles
(All distances are approximate)

Guide price: £1,250,000

SITUATION

The popular and picturesque ancient stannary town of Chagford is on the north east side of Dartmoor National Park, amongst the foothills of the high moor, above the beautiful River Teign Valley overlooked by the National Trust owned Castle Drogo and with nearby beauty spots such as Fingle Bridge.

The lovely moorland town, centred around its Market Square, has many fine old granite buildings, including the beautiful St Michael's Church, and a wealth of independent shops and art galleries.

There are a good range of facilities, including primary and Montessori schools, doctors' and dentists' surgeries, vet, library and pharmacy as well as a selection of pubs, restaurants, cafés and open air swimming pool. Shops include butcher, baker, delicatessen and greengrocer. Nearby is the renowned Gidleigh Park Hotel.

There is an active local community with sports clubs including cricket, football, tennis and bowling and there is the annual Chagford Agricultural Show, weekly farmers' market, Two Moors classical music festival and film festival. There is golf at Bovey Castle.

The nearby town of Okehampton has supermarkets including a Waitrose store, leisure centre and secondary school and there are private schools at Stover and Exeter.

Dartmoor is renowned for its spectacular scenery with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers and there are many opportunities on the doorstep for walking, cycling, fishing, riding etc

Within easy reach is the A30 dual carriageway, leading west into Cornwall or east to the university and cathedral city of Exeter, where there is access on to the M5 motorway, station with mainline connections to London (Paddington and Waterloo) and an airport.





THE PROPERTY

Hillsborough is situated off Southcombe Street, in the heart of Chagford, an easy walk to Market Square and all the town's facilities. The house is of typical Victorian/Edwardian design, with sash windows and well-proportioned, high-ceilinged rooms, including such features as decorative cornicing and attractive fireplaces. In recent years it has been thoroughly and stylishly renovated and modernised, to create a gorgeous and spacious six bedroom family home of considerable character, in the centre of one of Devon's most beautiful and popular towns/villages. To the rear, on the south west side, are delightful enclosed gardens and some useful outbuildings.

Either side of the reception hall, with patterned tiled and exposed boarded flooring and separate boot room, is the drawing room with bay window, exposed boarded floor and fireplace with ornate surround, mantel and wood burner, and the sitting room with fitted cupboards and shelving and fireplace.

To the rear of the house is the living room/playroom, also with exposed boarded flooring, fireplace with wood burner, island with worktop, fitted cupboards with sink and worktop and glazed sliding doors to the terrace and gardens.

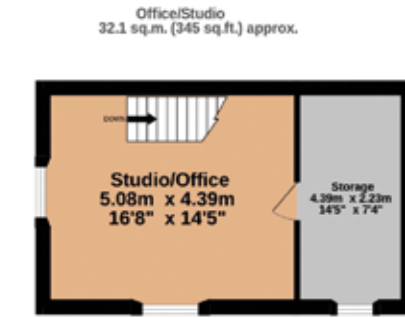
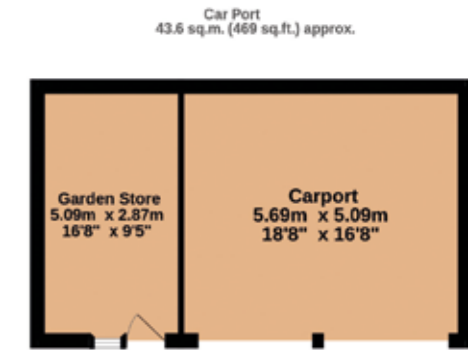
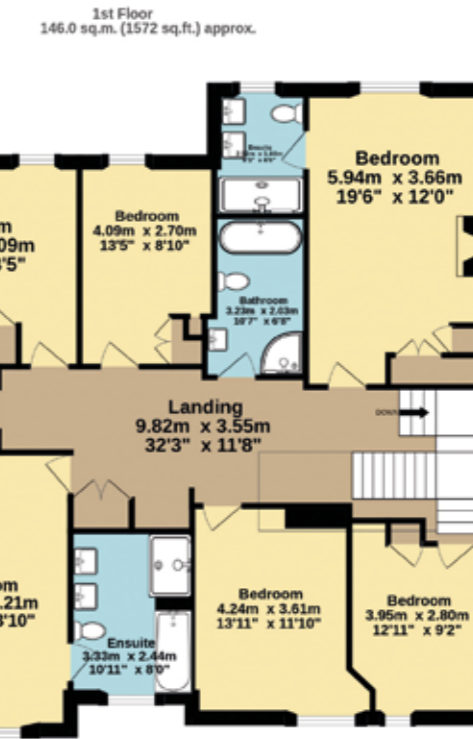
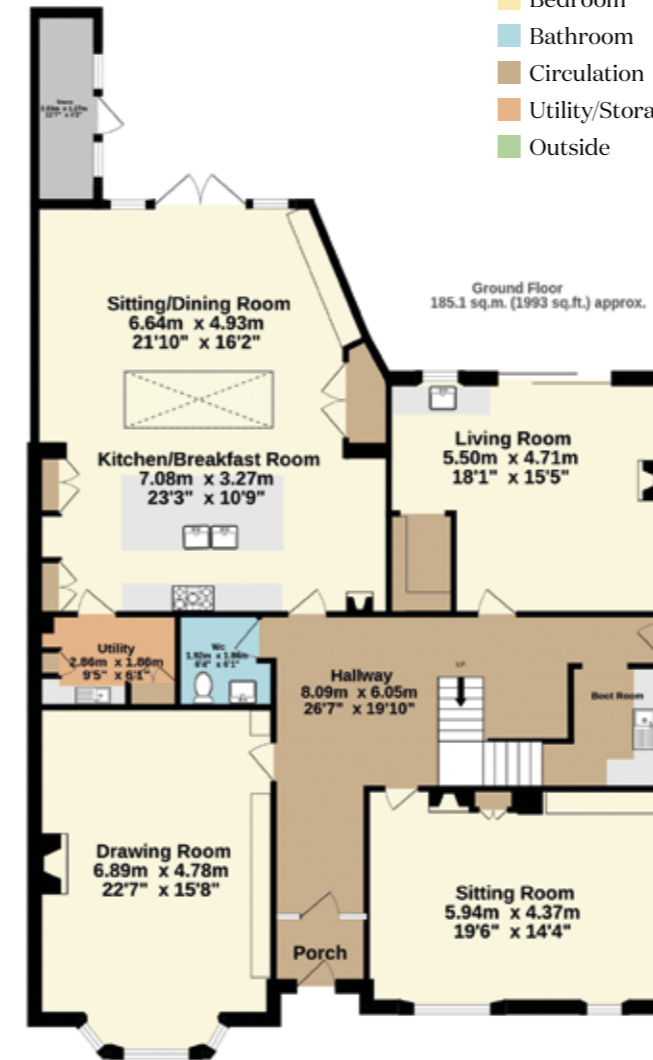
Also to the rear of the house, off the hall, is the light and spacious, open plan, kitchen/breakfast room and dining/family room with fitted kitchen with island and breakfast bar, wood burner, dining/family room with parquet flooring, roof light and full height glazed screen with French doors opening to the terrace and gardens.

On the first floor is the principal suite with large bedroom and bathroom with both bath and shower, guest bedroom/shower room suite and four further bedrooms, family bathroom with bath and shower and another bathroom.





- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
438.9 sq.m. (4724 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

The house is set well back from the road, overlooking its front garden, and, to the side, the entrance drive leads past the house and garden to a wide parking and turning area to the rear, and beside which is the double carport and garden store.

French doors from the dining/family room and glazed sliding doors from the living room/playroom open to the stone paved terrace areas on the south west side of the house, providing delightful outdoor dining and sitting areas. Adjoining are the enclosed gardens with ornamental plants, shrubs and trees, potager vegetable garden with raised beds and lawned areas.

Adjacent to the garden is a two storey barn with workshop on the ground floor and studio and store room on the first floor.

PROPERTY INFORMATION

Tenure: Freehold

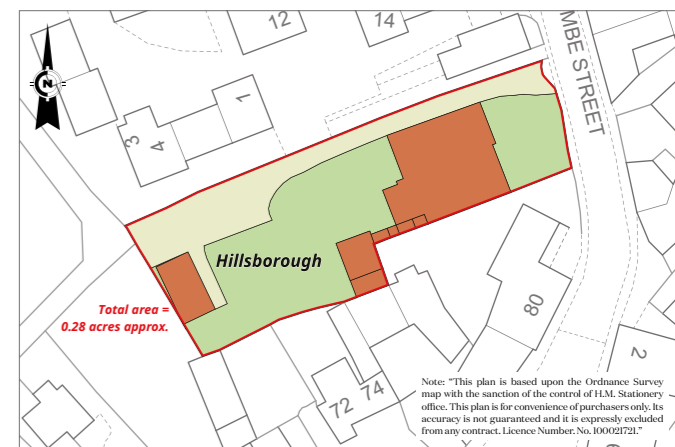
Services: Mains gas, electricity, water and drainage

Local Authority: West Devon Borough Council: 01822 813600

EPC: C

Council Tax: Band G

Directions: TQ13 8AY



I would be delighted
to tell you more.

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